

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

January 16, 2014

1:00 P.M.

Minutes

PRESENT

Martin Cabrera
Michael Kelly
Andrew Mooney
Olga Camargo
Patricia Scudiero
Linda Searl
Smita Shah
Daniel Sih
Doris Holleb
George Migala
Alderman Walter Burnett
Alderman Thomas Tunney

ABSENT

Terry Peterson
Les Bond
Euclid Walker
Bishop John R. Bryant
Alderman Edward Burke
Alderman Daniel S. Solis
Alderman Joseph Moore
Alderman Ray Suarez

- I. The Vice-Chairman called the meeting to order at 1:08 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with ten members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on January 16, 2014.
- III. The Minutes of the December 19, 2013 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 5, under Adjacent Neighbors item 6 under Acquisitions and Dispositions were approved by an omnibus vote of 10-0.**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 1025 North Karlov Avenue. (14-002-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 646 East Bowman Avenue. (14-002-21)
3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5221 South Bishop Avenue. (14-002-21)

4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 431 East 45th Place. (14-002-21)
5. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4909 South Vincennes Avenue. (14-002-21)

Acquisitions and Dispositions

6. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Chicago Film Makers For Media Arts Center for the property located at 5720 North Ridge Avenue. (14-001-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed amendment to Residential Business Planned Development No. 1219 submitted by Smithfield Chicago LaSalle, LLC for the property generally located at 118-128 West Chicago Avenue and 801-819 North LaSalle Street. The applicant proposes to amend the bonus menu from 3 items to 2 and reduce the floor area from 10.15 to a 9.75 FAR prior to reestablishing Planned Development No. 1219. **Approved 10-0, yeas – Commissioners Kelly, Holleb, Migala, Mooney, Scudiero, Searl, Shah, Sih, Tunney and Cabrera.**
2. A proposed Residential Business Planned Development application submitted by Elm Street Property, LLC, for the property generally located at 1149-1167 North State Street and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District (Application No. 632). The site is currently zoned DX-7 Downtown Mixed-Use District and is improved with a 2-story commercial building. The applicant proposes to construct a 25-story mixed-use building with ground floor retail, 40 dwelling units, and 74 parking spaces. **PD Approved 10-1 yeas – Commissioners Burnett, Kelly, Holleb, Mooney, Scudiero, Searl, Shah, Sih, Tunney and Cabrera. Nays – Commissioner Migala. Lakefront Approved 10-1, yeas – Commissioners Burnett, Kelly, Holleb, Mooney, Scudiero, Searl, Shah, Sih, Tunney and Cabrera. Nays – Commissioner Migala.**
3. An amendment to Institutional Planned Development Number 695, submitted by Alderman Walter Burnett, for the property generally bounded by West Elm Street, North Cleveland Avenue, vacated West Hobbie Street and vacated North Hudson Avenue, commonly known as 1119 N. Cleveland Avenue. The purpose of the amendment is to reduce the area of the planned development to incorporate only the land which is developed and in use by Jenner Academy of the Arts. No other changes are contemplated for the planned development at this time. **Approved 10-0-1 with Commissioner Burnett recusing himself, yeas – Commissioners Kelly, Holleb, Migala, Mooney, Scudiero, Searl, Shah, Sih, Tunney and Cabrera.**
4. A proposed amendment to Residential Business Planned Development No. 1027 submitted by Urban Form Investments, LLC, for the property generally located at 500 – 536 North Milwaukee Avenue, 806 – 834 West Grand Avenue, 500 – 522 North Green Street, and 501 – 517 North Green Street. The applicant proposes to construct a mixed-use development with 227 residential units, approximately 16,000 square feet of

commercial floor space, and at least 113 parking spaces in two buildings of 4 and 14 stories. . **Approved 10-0-1 with Commissioner Burnett recusing himself, yeas – Commissioners Kelly, Holleb, Migala, Mooney, Scudiero, Searl, Shah, Sih, Tunney and Cabrera.**

5. A proposed Industrial Corridor Map Amendment in the Ravenswood Industrial corridor submitted by Band of Bohemia, LLC, for the property generally located at 4700 North Ravenswood. The applicant proposes to rezone the site from M1-2, Limited Manufacturing / Business Park District to a C3-2, Commercial, Manufacturing, and Employment District. The site is improved with a one store office and warehouse building. The applicant proposes to establish a restaurant and brewery within the existing building. **Approved 10-0, yeas – Commissioners Burnett, Kelly, Holleb, Migala, Scudiero, Searl, Shah, Sih, Tunney and Cabrera.**

- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
 1. A proposed Residential Business Planned Development application submitted by Historic Strand, LP, for the property generally located at 6315 - 6325 South Cottage Grove Avenue and 6314 – 6322 South Maryland Avenue. The applicant proposes the renovation of an existing 5-story building for 63 residential units, ground-floor commercial space, and at least 24 accessory parking spaces on an approximately 0.65-acre site. The site includes the former Strand Hotel building which is listed on the National Register of Historic Places and which would be retained. **Deferred to Date Certain of 2/20/2014.**

Adjournment: 2:55